

# Welcome to **HOTEL at WATER SQUARE**

---

## **COMMUNITY BENEFITS MEETING**



DEPARTMENT OF  
**Planning &  
Development**



February 13, 2024 - CBO Meeting #5

# **AGENDA**

**Welcome & Introductions**

**Neighborhood Advisory Council (NAC) Activities**

**Developer Responses to NAC Questions**

**NAC Discussion – Project Impacts**

**Public Comment**

**Next Steps**

# ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	January 2024				February 2024
	WK 1	WK 2	WK 3	WK 4	WK 5
<b>Meeting 1 - Introduction to CBO and Tier 1 Project</b>	9-Jan				
<b>Meeting 2 - NAC Selection</b> <i>(2 members selected by the public)</i>		16-Jan			
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			<i>Week of January 22</i>		
<b>Meeting 3 - Developer Project Presentation and DEGC presentation on incentives</b>				30-Jan	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts &amp; Community Benefits</i>					6-Feb

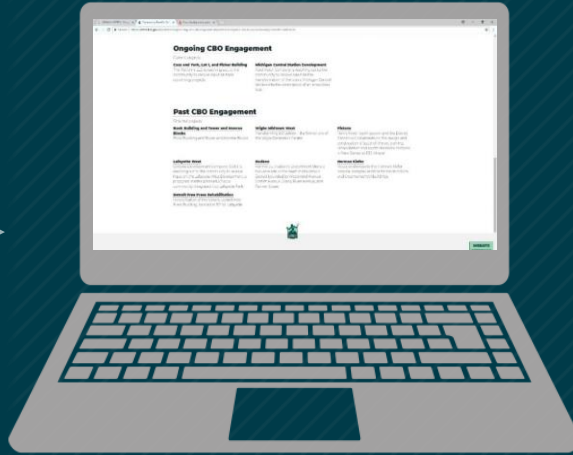
# ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	February 2024			March 2024
	WK 6	WK 7	WK 8	WK 9
<b>Meeting 5 - NAC Presents Project Impacts &amp; Community Benefits to Developer</b>	<b>13-Feb</b>			
<i>Meeting 6 - NAC Working Session</i>		<b>20-Feb</b>		
<b>Meeting 7 - Developer Presents Responses to Community Benefits</b>			<b>27-Feb</b>	
<b>Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement</b>				<b>5-Mar</b>

\*Please note that this schedule might change and will be updated as we progress.

# CITY OF DETROIT CBO WEBSITE

**THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION**



**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE**

**[WWW.DETROITMI.GOV/HOTELWATERSQUARE](http://WWW.DETROITMI.GOV/HOTELWATERSQUARE)**

# DETROIT CITY COUNCIL MEMBERS

---



**Council Member  
Gabriela Santiago -  
Romero**  
*District 6*



**Council Member  
Coleman A. Young II**  
*At-large*



**Council Members  
Mary Waters**  
*At-large*

# CITY OF DETROIT DEPARTMENTS & AGENCIES

---



**PLANNING AND DEVELOPMENT DEPARTMENT**  
**MAYOR'S OFFICE + JOBS & ECONOMY TEAM**  
**DEPARTMENT OF NEIGHBORHOODS**



**DETROIT ECONOMIC GROWTH CORPORATION**

# HOTEL AT WATER SQUARE DEVELOPMENT TEAM

---

Sterling Group



# **NEIGHBORHOOD ADVISORY COUNCIL (NAC)**

# **NEIGHBORHOOD ADVISORY COUNCIL (NAC)**

- **Angela Wright** - Elected by Impact Area Residents
- **Loretta Lloyd** - Elected by Impact Area Residents
- **Brandon Lewis, Chair** - Appointed by Council Member Gabriela Santiago-Romero
- **Richard Hosey** - Appointed by Council Member Coleman A. Young II
- **Timothy McKay, Secretary** - Appointed by Council Member Mary Waters
- **Patricia Euseary** - Appointed by Planning & Development
- **Robert Garcia** - Appointed by Planning & Development
- **Robert Mazur** - Appointed by Planning & Development
- **Keely Smith, Vice-Chair** - Appointed by Planning & Development
- **Sidney Logemann** - Alternate appointed by Planning & Development

## **CONTACT THE NAC DIRECTLY**



**hotelwatersquareNAC@gmail.com**

# NAC Discussion – Project Impacts



# **NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024**

---

## **Construction**

- **Construction Nuisances (truck noise, dust, air pollution, screening).**
- **Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging. Early and late construction hours on weekends could be disruptive to nearby tenants.**
- **Street and sidewalk restrictions or closures – including the M-10 Freeway and local surface streets.**
- **Construction site cleanliness – daily containment and control of contaminants and debris related to construction activities. Daily clean up of appropriate scrap on construction site.**
- **Job site security (adequate fencing, lighting, public protection, signage).**
- **Utility shut-off coordination notices (water, electric, internet, etc.)**
- **Location of staging and parking area(s) for construction equipment and construction employees work/personal vehicles, increased potential for traffic closures and clutter on West Jefferson and other surface streets.**
- **What method of communication regarding street closures/restrictions in the census tract area - including M-10 Freeway? Updates to construction progress/impact during the duration of the project.**
- **Increased vermin / pest activity due to construction.**

# **NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024**

---

## **Design and Landscaping**

- **Acknowledgement of City of Detroit Design principles and building and safety codes.**
- **Lack of publicly accessible digital nomad needs or meeting space in census tract area.**
- **Potential of visual and light pollution due to hotel signage**
- **Exterior glass of hotel and height is safe for birds.**
- **The accessibility for the mobility impaired and disabled to exceed the universal ADA requirements**
- **No public dog park within impact area**
- **No open green spaces within impact area**
- **Aging and deterioration of the West Riverfront people mover station and surrounding area. No lighting on street level, sidewalks damaged, and misfitting building aesthetics to integrate Water Square neighborhood**

# **NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024**

---

## **Design and Landscaping (cont.)**

- **Sidewalks on West Jefferson from the Riverfront Apts to Steve Yzerman Drive headed East need to be redesigned, replaced and extended. It is very hard to have 2 people walk side by side due to narrow walkway.. Also, ADA compliant. The street needs to be replaced from the beginning of West Jefferson exit from underneath M-10 taking the route through the stop light to where the Riverfront Apts are located. Full of deep holes causing damage to vehicles.**
- **No Lighting down West Jefferson to Steve Yzerman Drive.**
- **Damaged and potholes on the street by the stop light at the end of Jefferson at the turn around.**
- **Maintenance of vacant parking lots between Water Square Apt and Riverfront Towers.**
- **Inclusion of local artists into the aesthetics of the hotel.**
- **Safety of residents and visitors to the hotel (enough police protection at the hotel).**
- **Visibly recognize and honor the historically significant Detroiters and the project site history i.e, Joe Louis).**

# **NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024**

---

## **Employment Opportunities**

- **Prioritization of training and hiring minority Detroiters.**
- **Access to construction opportunities and hotel jobs for Detroiters.**
- **Limited career pathway programs for Detroiters (youth, returning citizens, and seniors) in the hospitality and construction fields.**
- **Hiring of local manufacturers, minority firms, vendors and suppliers.**
- **Prioritization of hiring union workers.**

## **Retail**

- **Access to retail space for Detroit based disadvantaged small businesses.**
- **Increased foot traffic in a limited walkable environment.**



# **NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024**

---

## **Accessibility, Mobility, and Traffic**

- **Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways - including to the Convention Center, Detroit Riverfront, and Downtown.**
- **Access to parking facilities for hotel guest and employees.**
- **Lack of or poor condition of non-motorized transportation infrastructure (walking, biking, transit).**
- **Need for non-motorized connectivity between Corktown and Riverfront, opportunity along Sixth St.**
- **Ensure public access to riverfront / riverwalk from new hotel development.**
- **Aging and deterioration of the West Riverfront people mover station and surrounding area. No lighting on street level, sidewalks damaged, and misfitting building aesthetics to integrate Water Square neighborhood.**
- **Increased vehicular traffic and congestion impacting pedestrian experience due to new developments and interaction with major downtown events.**
- **Valet queuing, vehicle staging and congestion impacting traffic and pedestrian pathways. Mitigation plan for potential Valet overflow.**
- **Potential impact to exit 1A from the Lodge Freeway (M-10).**
- **Exceed the required ADA compliance, to ensure that everyone has access to the hotel via ramps, lifts, elevators, and hotel room bathtubs.**

# **NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024**

---

## **Sustainability and Environment**

- **Increased vermin / pest activity due to construction.**
- **Energy efficiency and reduced carbon footprint of hotel construction and operations. Consider LEED certification.**
- **Stormwater drainage/infrastructure of pipes / on-site stormwater management to minimize flooding of local roadways, combined sewer overflows, and pollution of local waterways including the Detroit River.**
- **Bio-Digester Composting - How will this affect the environment? Potential pollution impact on Detroit River.**
- **Recycling for hotel operations.**
- **EV Parking/charging for hotel guests.**

# General Q & A

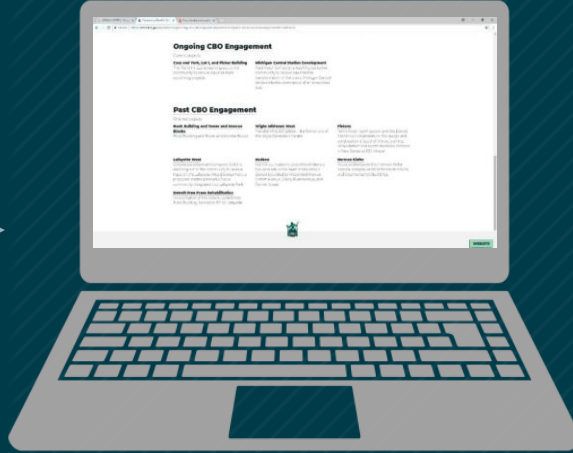
---



*Comment cards also available*

# CITY OF DETROIT CBO WEBSITE

**THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION**



**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE**

**[WWW.DETROITMI.GOV/HOTELWATERSQUARE](http://WWW.DETROITMI.GOV/HOTELWATERSQUARE)**

## **CONTACT THE NAC DIRECTLY**



**hotelwatersquareNAC@gmail.com**

# ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	January 2024				February 2024
	WK 1	WK 2	WK 3	WK 4	WK 5
<b>Meeting 1 - Introduction to CBO and Tier 1 Project</b>	9-Jan				
<b>Meeting 2 - NAC Selection</b> <i>(2 members selected by the public)</i>		16-Jan			
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			Week of January 22		
<b>Meeting 3 - Developer Project Presentation and DEGC presentation on incentives</b>				30-Jan	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts &amp; Community Benefits</i>					6-Feb

# ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	February 2024			March 2024
	WK 6	WK 7	WK 8	WK 9
<b>Meeting 5 - NAC Presents Project Impacts &amp; Community Benefits to Developer</b>	<b>13-Feb</b>			
<i>Meeting 6 - NAC Working Session</i>		<b>20-Feb</b>		
<b>Meeting 7 - Developer Presents Responses to Community Benefits</b>			<b>27-Feb</b>	
<b>Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement</b>				<b>5-Mar</b>

\*Please note that this schedule might change and will be updated as we progress.

# CBO MEETING SCHEDULE – WINTER 2024

MEETING 1: TUESDAY, JANUARY 9 – INTRODUCTION TO CBO AND TIER 1 PROJECT

MEETING 2: TUESDAY, JANUARY 16 - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS

*REMAINING NAC APPOINTMENTS / BYE WEEK / NAC ORIENTATION*

MEETING 3: TUESDAY, JANUARY 30 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

MEETING 4: WEDNESDAY, FEBRUARY 6 - NAC WORKING SESSION

MEETING 5: TUESDAY, FEBRUARY 13 - NAC PRESENTATION OF IMPACTS

MEETING 6: TUESDAY, FEBRUARY 20 - NAC WORKING SESSION

MEETING 7: TUESDAY, FEBRUARY 27 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

MEETING 8: TUESDAY, MARCH 5 - FINALIZATION AND POTENTIAL NAC VOTE  
ON AGREEMENT *(IF NECESSARY)*

*ADDITIONAL MEETINGS IF REQUESTED BY NAC*



## **BEFORE PUBLIC MEETING #3**

PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST



# What Comes Next

## Next CBO Meeting:

**Tuesday February 20th at 6pm**

*Doors at 5:30 for Registration and Refreshments*

- **Developer Response to Impacts and Benefits Requests**
- **In-person meeting at: Huntington Place  
– 1 Washington Blvd. Room 113**
- **Remote access via Zoom**
- **Meeting registration at:  
<https://bit.ly/hotel-water-square>**
- **All project notices and documents will be available at  
[www.detroitmi.gov/hotelwatersquare](http://www.detroitmi.gov/hotelwatersquare)**

